

## 2 Bedroom Apartment for Sale in Germasogeia, Limassol District

For sale: a stunning off-plan apartment in the desirable area of Potamos Germasogeias. This modern property offers a generous internal space of 80 m<sup>2</sup>, featuring two spacious bedrooms and a bright, open living area perfect for relaxation or entertaining.



Situated on the first floor of a three-story building, this apartment combines convenience with privacy. Residents will enjoy the vibrant atmosphere of Potamos Germasogeias, known for its beautiful beaches, lively promenades, and a variety of cafes and shops. The area is not only a popular tourist destination but also offers a relaxed lifestyle for locals, making it an ideal place to call home.

With a focus on energy efficie...

### Property Info

Covered Area	<b>87</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>54283</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>

### Amenities

- Storage room

### Location

**Location:** Germasogeia  
**Coordinates:** **34.704585277092 / 33.08021757683**

Region: **Limassol**

**Price: €446 000 + VAT**

VAT for this property is **€22,300** or **€84,740**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 126.00/m<sup>2</sup></b>		

**Representative: NCH Real Estate**

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**Price change history**

€446 000 on Nov 26, 2024





